

Appendix A

British Columbia Municipalities with 2024 estimated populations ranging between 20,000 and 50,000.
 (With the exception of Port Alberni - Population of 19,685 and Langford - Population of 58,320)

Municipalities	2024 BC Stats Population Estimates	Authenticated Roll General Taxable Values	Total Municipal Taxes	Municipal Taxes Per Capita
<i>Included in comparison data:</i>				
Port Alberni	19,685	4,405,281,882	36,672,952	1,863
Squamish	28,056	13,617,401,773	50,035,179	1,783
Courtenay	32,049	10,137,159,176	39,538,041	1,234
North Cowichan	34,495	11,304,388,147	42,460,195	1,231
Campbell River	38,028	11,093,331,282	47,055,578	1,237
Penticton	38,665	12,266,604,522	49,865,702	1,290
Port Moody	38,942	19,768,724,601	64,914,262	1,667
West Kelowna	48,880	15,689,819,880	49,703,966	1,017
Langford	58,320	19,221,302,358	62,880,731	1,078
<i>Excluded from comparison data:</i>				
Salmon Arm	20,613	5,990,047,271	25,082,605	1,217
Pitt Meadows	21,402	9,431,033,806	36,658,938	1,713
Colwood	22,151	7,711,522,727	25,344,359	1,144
Cranbrook	22,733	5,012,557,405	38,832,071	1,708
Fort St. John	24,273	4,042,702,581	37,735,162	1,555
White Rock	25,129	13,727,361,466	34,206,945	1,361
Langley	35,316	13,769,946,329	45,196,359	1,280
West Vancouver	40,093	55,373,823,240	99,600,809	2,484
Mission	46,226	17,124,198,579	56,639,385	1,225
Vernon	49,167	15,541,903,497	64,817,990	1,318

APPENDIX A

Port Alberni

Total Population 2024: 19,685

Total Assessment: \$4,405,281,882

- Port Alberni employs 21 IAFF Firefighters
- RCMP contract for policing
- Pay for public transit
- 5 Significant recreation facilities plus 4 cultural facilities
- Full water and sewer services including treatment and distribution
- Port Alberni contracts VIRL for their library services

Rationale for Inclusion: Geographic location, similar services and industries

Squamish

Total Population 2024: 28,056

Total Assessment: \$13,617,401,773

- Squamish employs IAFF firefighters with Career and paid-on-call members
- RCMP contract for policing
- Operates own library
- 3 Recreation facilities
- Squamish operates and maintains full water treatment and distribution
- Squamish operates and maintains full wastewater treatment and distribution

Rationale for Inclusion: Similar population and assessment, demographically similar, urban and rural

Courtenay

Total Population 2024: 32,049

Total Assessment: \$10,137,159,176

- Paid-on-call fire department 55 members 7 full time staⁿ
- RCMP contract for policing
- Courtenay contracts VIRL for their library services
- 5 Recreational facilities
- 3 Cultural facilities
- Courtenay maintains water distributions and pump stations, Comox Valley Regional District (CVRD) operates treatment of water (CVRD Requisition 2025 budget \$6,605,900)
- Courtenay maintains sewer distributions and pump stations, CVRD operates treatment of sewer (CVRD Requisition 2025 budget \$6,563,600)

Rationale for Inclusion: Geographical location, similar population and assessment

North Cowichan

Total Population 2024: 34,495

Total Assessment: \$11,304,388,147

- Paid-on-call fire department plus 5 full time staⁿ
- RCMP Contract for policing
- 2 Recreation facilities
- Contracts Vancouver Island Regional Library for library services
- 2 Full water services including treatment and distribution (Crofton water treatment provided by and purchased from Domtar)
- 4 Full wastewater services including treatment and distribution

Campbell River

Total Population 2024: 38,028

Total Assessment: \$11,093,331,282

- Campbell River Employees 26 Full time IAFF firefighters in two fire halls.
- Operate municipal airport which includes Fees and charges revenue of
- RCMP contract for policing
- Full water and sewer services including treatment and distribution
- Pays for public transit (\$3,189,624)
- 3 recreation facilities
- Campbell River contracts VIRL for their library services

Rationale for Inclusion: Geographical location, similar population and assessment

Penticton

Total Population 2024: 38,665

Total Assessment: \$12,266,604,522

- Penticton employs IAFF Firefighters with both career and auxiliary members
- RCMP contract for policing
- 3 Recreational facilities
- Full water and sewer treatment and distribution
- Owns and operates Penticton Public Library
- Has its own electrical utility
- Own transit system (2025 Budget - \$1,757,259)

Rationale for Inclusion: Similar population and assessment, demographically similar, urban and rural

Port Moody

Total Population 2024: 38,942

Total Assessment: \$19,768,724,601

- Port Moody employs IAFF Firefighters
- Own Police Department
- Own library.
- 5 Recreation Facilities
- Port Moody pays Greater Vancouver Water District for Water treatment (2025 Budget \$4,998,597)
Port Moody maintains the water distribution system
- Port Moody pays Metro Vancouver North Shore Wastewater Treatment Plant (2025 Budget \$4,729,073) Port Moody maintains the wastewater distribution system

Rationale for Inclusion: Similar population

West Kelowna

Total Population 2024: 40,093

Total Assessment: \$15,689,819,880

- West Kelowna employs IAFF Firefighters both career and paid-on-call members
- RCMP contract for policing
- West Kelowna contracts Okanagan Regional Library for library services
- West Kelowna operates and maintains full water treatment and distribution system
- West Kelowna pays Regional District of Central Okanagan for wastewater treatment (2025 Budget \$4,729,073) West Kelowna maintains the wastewater distribution system
- 7 Recreational facilities

Rationale for Inclusion: Similar population and assessment, demographically similar, urban and rural

Langford

Total Population 2024: 58,320 (population in 2015 was 35,618, same as MNC now).

Total Assessment: \$19,221,302,358

- Langford employs IAFF Firefighters (Career and paid-on-call)
- RCMP Contract for policing
- Parks and Recreation – Langford operates several recreation facilities such as community centre including an ice rink and bowling lanes, Two medium size field stadiums.
- Langford contracts VIRL for their library services
- Langford has no user fees or parcel taxes as the municipality has outsourced water, sewer, and garbage collection to third parties who charge homeowners independently. The Capital Regional

District's infrastructure operations division operates the drinking water system in Langford. The Langford sewer system is owned, built and operated by West Shore Environmental Services. Garbage, recycling, and yard waste are provided by private contractors.

Rationale for Inclusion: Geographic location, historically used as a comparator Municipality

The Following Municipalities have been excluded from comparison:

Salmon Arm

Total Population 2024: 20,613

Total Assessment: \$5,990,047,271

- Fire department with career and paid-on-call members
- RCMP contract for policing
- 3 Recreational facilities
- Salmon Arm contracts Okanagan Regional Library for library services
- Manage regional airport
- Operate and maintain full water treatment and distribution system
- Operate and maintain full wastewater treatment and distribution system

Rationale for Exclusion: Geographical location, smaller population, lower assessment

Pitt Meadows

Total Population 2024: 21,402

Total Assessment: \$9,431,033,806

- Pitt Meadows employs IAFF Firefighters with career and paid-on-call members
- RCMP contract for policing
- Library contracted through Fraser Valley Regional Library
- 4 Recreational facilities
- Pitt Meadows maintains water pays Greater Vancouver Water District for Water treatment (2025 Budget \$4,998,597) Port Moody maintains the water distribution system
- Pitt Meadows maintains the wastewater distribution system and treatment operated by Greater Vancouver Sewerage and Drainage District
- Pitt Meadows maintains water distribution system and purchases water from the Greater Vancouver Water District

Rationale for Exclusion: Geographic location and smaller population

Colwood

Total Population 2024: 22,151

Total Assessment: \$7,711,522,727

- Colwood employs IAFF Firefighters (8 career, 27 paid-on-call, 3 chiefs)
- RCMP contract for policing
- Recreation centre operated by Westshore Parks and Recreations (contribution for 2025 \$1,410,500)
- Operate sewer pump and lift stations, maintain sewer distribution. Treatment is with CRD
- Water distribution and treatment maintained by CRD.

Rationale for Exclusion: Lower population, mostly urban, different cost drivers

Cranbrook

Total Population 2024: 22,733

Total Assessment: \$5,012,577,405

- Cranbrook employs IAFF Firefighters Career and auxiliary
- Operates municipal airport
- Operates own library
- RCMP contract for policing
- 5 Recreational facilities
- Operate and maintain wastewater treatment and distribution. Treated effluent is pumped and used for irrigation for crop and cattle grazing
- Operate and maintain water treatment and distribution

Rationale for Exclusion: Geographical location, smaller population, lower assessment

Fort St John

Total Population 2024: 24,273

Total Assessment: \$4,042,702,581

- Fort St John employ IAFF Firefighters
- RCMP contract for policing
- Receives Peace River Agreement money
- Operate and maintain full water treatment and distribution system
- Operate and maintain full wastewater treatment and distribution system
- 5 Recreational facilities
- Public Library is a not-for-profit charity. Fort St. John provides a grant-in-aid to the library
- Own transit services

Rationale for Exclusion: Geographical location, smaller population, low assessment, substantial PRA funding

White Rock

Total Population 2024: 25,129

Total Assessment: \$13,727,361,466

- White Rock employs IAFF Firefighters with career and paid-on-call members
- RCMP contract for policing
- Library contracted through Fraser Valley Regional Library
- Operate and maintain full water treatment and distribution system
- Operate and maintain wastewater treatment and distribution system and treatment operated by Greater Vancouver Sewerage and Drainage District
- 4 Recreational facilities

Rationale for Exclusion: High assessment value, demographic differences

City of Langley

Total Population 2024: 35,316

Total Assessment: \$13,769,946,329

- The City of Langley employs IAFF Firefighters
- RCMP contract for policing
- Library contracted through Fraser Valley Regional Library
- Sewer and drainage in same fund. Langley maintains distribution system and treatment operated by Greater Vancouver Sewerage and Drainage District (2025 Budget to GVS&DD - \$4,954,590)
- Langley maintains water distribution system and purchases water from the Greater Vancouver Water District (2025 Budget to GVWD - \$4,185,640)
- 3 Recreation facilities

Rationale for Exclusion: Very Urban, no rural areas, different cost drivers

West Vancouver

Total Population 2024: 40,093

Total Assessment: \$55,373,823,240

- West Vancouver employs IAFF Firefighters
- Own police department
- Operate and maintain full water treatment and distribution system for nearly half of the residents as well purchasing about half of the treated drinking water from Greater Vancouver Water District
- Maintains the wastewater distribution system with some treatment done locally with most treatment operated by Greater Vancouver Sewerage and Drainage District
- 4 Recreational facilities
- Operates own library

Rationale for Exclusion: High assessment value, demographic differences, very urban

Mission

Total Population 2024: 46,226

Total Assessment: \$17,124,198,579

- Mission employs IAFF Firefighters with career and paid-on-call members
- RCMP contract for policing
- Municipal forest operations
- Own transit services (2025 Budget \$4,004,304)
- Maintains sewer distribution system that carries sewer to James Sewage Treatment Plant which is co-owned and operated with the City of Abbotsford
- Operates and maintains two full water treatment and distribution systems
- 4 Recreational facilities
- Library contracted through Fraser Valley Regional Library

Rationale for Exclusion: Very urban, property assessment composition, different cost drivers

Vernon

Total Population 2024: 49,167

Total Assessment: \$15,541,903,497

- Vernon employs IAFF Firefighters with career and paid-on-call members
- RCMP contract for policing
- 6 Recreational facilities
- Vernon contracts Okanagan Regional Library for library services
- Operate Regional Airport
- Own transit services (2025 Budget \$2,888,036)
- Operate and maintain wastewater treatment and distribution. Treated effluent is pumped and used for irrigation
- Operate and maintain water treatment and distribution system on behalf of North Okanagan Regional District

Rationale for Exclusion: Geographic location, higher population, different cost drivers